

**Placer County Tahoe Basin Area Plan and  
Tahoe City Lodge Project  
EIR/EIS Scoping Meeting  
TRPA Governing Board  
June 24, 2015, TRPA Offices, Stateline, NV**

#	Commenter	Summary of Comments	Comment Applies to:	
			Area Plan	Lodge Project
1	Shelly Aldean, GB Member	<p>With respect to the Tahoe City Lodge, it is a little confusing. The NOP identifies the possibility of adding the Bechdolt property. This possibility that the parcel could be purchased in the future would be addressed in the environmental analysis, correct?</p> <p><u>Response from Arlo:</u> We will know status of Bechdolt property before the environmental analysis is started. The Bechdolt site is a prime location for redevelopment – it is 100% paved.</p> <p>Regarding the Kings Beach Center Design Concept, would this displace some leased residential units, presumably affordable units?</p> <p><u>Response from Arlo:</u> Need to confirm residential uses. The environmental document will need to address this issue. There is no supplemental requirement in the Draft Area Plan for displaced residential units – existing TRPA and Placer County ordinances would apply.</p>	X	X
2	Elizabeth Carmel, GB Member	<p>The Martis Valley West Project proposal for an Area Plan was referenced in the 1<sup>st</sup> NOP. This now off the table, because it's out of the Basin, correct?</p> <p><u>Response from Arlo:</u> Yes. This Area Plan does not affect the Martis Valley West Parcel Specific Plan Project. Existing standards for that area are retained.</p>	X	
3	Jim Lawrence, GB Member	<p>Can you clarify the 1:1 SEZ restoration requirement for the Tahoe City Lodge Project?</p> <p><u>Response from Arlo:</u> For the 4.2 acres added to the Tahoe City Town Center, any project proposing to use a portion of the land within this area (such as the Tahoe City Lodge) the amount added would need to be equivalent to the amount of SEZ acres restored. Specifically, the 1.6 acres used by the lodge would require 1.6 acres of SEZ restoration on the golf course or nearby. There are opportunities on the golf course site and adjacent lands for restoration.</p>		X

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		<p>We are looking at a net gain in SEZ restoration as part of the project, correct?</p> <p><u>Response from Arlo:</u> Yes, this is restoration that would not otherwise be required.</p>		
4	Ellie Waller, Tahoe Vista resident	<p>The revised NOP is more complex and confusing than the original NOP. Stop calling the Tahoe City Lodge a pilot project; it has an application and is a specific project. Pilot terminology is confusing. This is precedent setting to take a project forward with zoning that is not approved. The approval process is very confusing and asks that approvals and tiering be laid out very clearly in the environmental document. Areas outside of Town Centers are getting mixed-use overlays not contemplated in the Regional Plan and the analysis cannot be tiered.</p> <p>The conversion of CFA to TAU includes 400 units, which is not insignificant.</p> <p>Special Planning Areas should be considered in a separate approval as an amendment after this Area Plan. They should not be included as part of this process.</p> <p>Looking forward to future detailed information on the project. Suggesting County Board of Supervisors attend the project workshops in July.</p> <p>Disappointed that she spent 2.5 years making recommendations as part of an Area Plan Team, such as reductions in height and density, that are not being carried forward. Plan carries forward Regional Plan maximums.</p>	X	X
5	Jennifer Quashnick, Friends of the West Shore	<p>Has submitted detailed written comments. Oral comments focus on primary concern – traffic and VMT impacts. The North Lake Tahoe Resort Association visitor research report shows that the majority of visitors (47%) to north shore go to Emerald Bay. Hopefully we will have better transit in the future and more people will get out of their cars. Concerned about impacts on 2-lane west shore highway from visitors to Tahoe City and Squaw Valley.</p> <p>TRPA's VMT threshold is different than the California VMT per capita standard. VMT threshold translates into air quality and water quality impacts – some impacts have nothing to do with</p>	X	

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		greenhouse gas emissions that needs to be analyzed separately. The VMT effects of changes in the Town Centers were not analyzed in the Regional Plan and cannot be tiered. Need to clearly analyze the VMT impacts of each alternative and that VMT be examined with regard to nearshore areas (dust and NO <sub>x</sub> ). Need to look at local, not just regional impacts.		
6	Shannon Eckmeyer, League to Save Lake Tahoe	<p>Thanks Placer County staff, TRPA, and consultants for continued coordination. Pleased that the Area Plan emphasizes environmental improvement programs and SEZ restoration. Highlighted a couple of things:</p> <ol style="list-style-type: none"> <li>1) Area Plan is massive in size. Biggest that comes to the Board for approval.</li> <li>2) Zoning changes alone could have significant environmental impacts. While Regional Plan did look at mixed-use changes, it shouldn't be used exclusively for tiering here because it didn't look at localized impacts for North Tahoe. Need to clearly cite where tiering is used in the analysis.</li> <li>3) Includes the following proposals not included in the Regional Plan: a) conversion of CFA to TAUs; b) Tahoe City Town Center boundary changes; and c) noncontiguous parcels for project area. Each of these will need detailed review along with making threshold findings.</li> <li>4) Tahoe City Lodge Project needs to be analyzed for its own impacts and needs to go through its own approval process.</li> <li>5) Kings Beach Design Concept. NOP suggests Town Center modifications in Kings Beach as an alternative. Suggest not evaluating this as part of alternatives.</li> </ol>	X	X
7	Laurel Ames, Tahoe Area Sierra Club	Bringing forward comments on parking from earlier today. Area Plan is an opportunity to really think through parking. Terribly important at this stage. The Tahoe City Lodge adds a lot of new parking in downtown Tahoe City in an area where traffic is an issue. Concerned about cumulative impacts from Squaw Valley expansion, which has already released the statement that they would impact parking in downtown Tahoe City. This is a time to look carefully at parking in Tahoe City.	X	X